

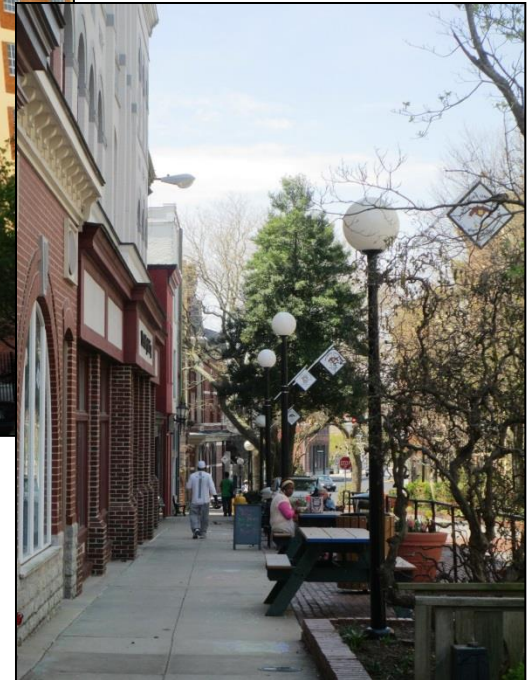
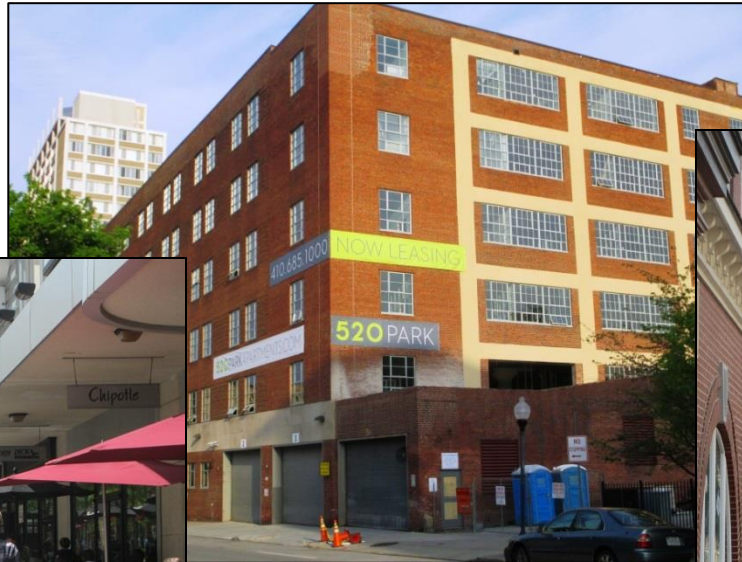
FALL 2014 QUARTER MARYLAND PLANNING DIRECTORS' ROUNDTABLE

September 24, 2014



Sustain~~able~~____Attain~~able~~

ReInvest Maryland: Accelerating Infill, Redevelopment and Community Revitalization



Sustain^{able} ____ Attain^{able}

What is Reinvest Maryland?



What is Reinvest Maryland?

- “Infill” – development of vacant parcels within previously-built areas
- “Redevelopment” – building or rebuilding on parcels that have been previously developed
- “Revitalization” – instilling new life and vitality into a place through infill and redevelopment



MD Sustainable Growth Commission Charge



“We need to protect the Chesapeake Bay, its rivers and streams, preserve farm and forest land, and at the same time accommodate 1 million new Marylanders and 600,000 jobs over the next 25 years.”

- Governor Martin O'Malley/Lt. Gov. Anthony Brown (January 2014)

MD Sustainable Growth Commission Charge



South Baltimore

“Common sense tells us that much of this growth should be infill and redevelopment in areas where there is already significant public investment in infrastructure.”

- Governor Martin O'Malley/Lt. Gov. Anthony Brown (January 2014)

Framework

- Make the best use of existing programs
- Implement TOD to maximize community and economic development benefits
- Address funding and financing



Framework

- Address streamlining and regulatory relief
- Consider adequacy of existing plans
- Identify necessary educational and training tools
- Identify necessary tools for quality community design
- Address the Smart Growth Subcabinet role



Report input



Westminster

Research:

- Recommendations from previous reports
- Reinvest Maryland Toolbox
- Best practices
- Data

Report input

New Information:

- Case studies
- Interviews
- TOD Roundtable
- Planning Directors' Roundtable
- ULI Developer Forum
- ULI Elected Officials Forum
- Advocates Roundtable
- MML/MACo Engagement
- Growth Commission Public Meeting
- Online Survey



Chestertown

What We Heard



Lauraville, Baltimore City

Programs

- Difficult to combine multiple sources of funding
- Hard to rely on annually allocated funding
- Lack of funds for predevelopment work and operating expenses
- Lack of funds for mid-market projects

What we Heard



Laurel

Regulations

- Lack of coordination, communication
- Inconsistent application
- Time-consuming reviews
- Conflicts between codes
- Redundant business licenses and fees

What We Heard



Aberdeen

Funding and Financing

- Infrastructure finance
- Project finance
- Soft markets
- Tax structure

What We Heard



Bethesda

Equitable Development

- Issues vary according to health of community
- Some places need affordable housing
- Others need better schools, safer streets, better access to jobs, and quality of life enhancements

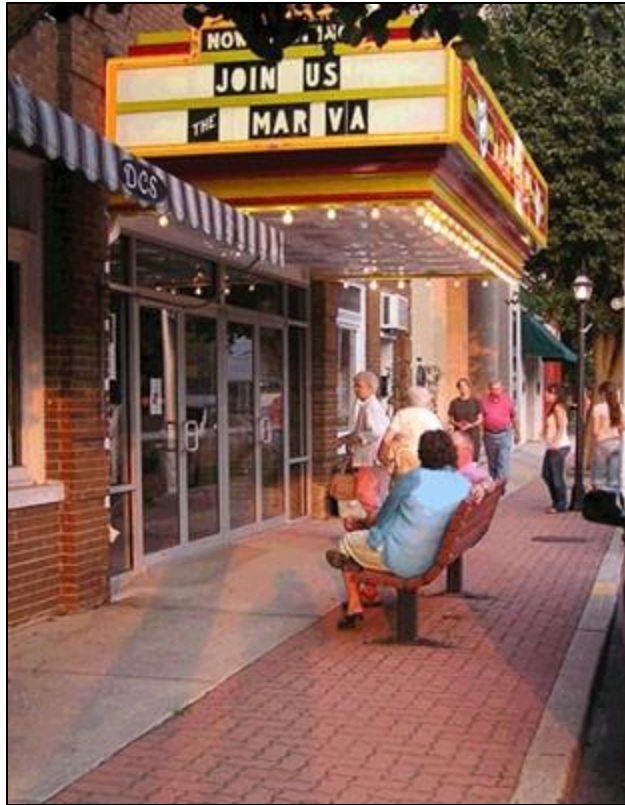
What We Heard



Hyattsville

- Design
 - Physical barriers
 - Lack of design staff
 - Difficulty of retrofitting existing conditions
 - Difficulty of increasing density in existing communities

What We Heard



Pocomoke City

Capacity

- Lack of staff who can handle complex real estate projects
- Need for training in finance, affordable housing, sustainability
- In some communities, the private sector also has trouble finding people with needed skills

What We Heard

Education & Outreach



Prince George's Plaza

- Need to reach elected officials, the public, media, realtors, state and local government staff, commission members, developers, business owners
- Different methods of delivery

What We Heard

Transit-Oriented Development

- Insufficient transit service
- Poor connectivity to community
- Burdensome regulations, especially parking
- Community opposition
- Counter-productive engineering standards
- Very high costs
- Need for “rural TOD”



Savage MARC Station,
Howard County

Recommendations



Havre de Grace

60+ recommendations in the areas of:

- Education and technical assistance
- Programs
- Regulations and policies
- Targeted financial tools
- Equitable development
- Community design and preservation
- Metrics
- Transit Oriented Development (including rural transit)

Sample Recommendations



Hagerstown

- target budgets, investments, regulatory authority, actions, and resources
- establish sustainable funding sources for reinvestment programs
- identify and address regulations that inhibit reinvestment
- ensure that Marylanders of all incomes and backgrounds benefit from reinvestment activities
- measure progress



Station North, Baltimore City

**More IRR information at:
planning.maryland.gov/rMD**